

PB# 99-23

**Quality Homes
(Subdivision)**

55-1-131.2

Approved 10-6-99

NO Twin 11th Road (Zimmerman)

DATE Aug. 9, 1999 **RECEIPT** 134219
 RECEIVED FROM Rick - Lynn Enterprises, Inc
 Address _____
Fifty 00/100 DOLLARS \$ 50.00
 FOR P B # 99-23

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	# 69.58
AMOUNT PAID		CHECK	50.00
BALANCE DUE		MONEY ORDER	

Town Clerk

BY Dorothy H. Hansen
sk

2d 600.00 Escrow - Rick-Lynn Ent.

DATE Oct. 5, 1999 **RECEIPT** 134369
 RECEIVED FROM Rick - Lynn Enterprises, Inc
 Address _____
Two Hundred Seventy 00/100 DOLLARS \$ 270.00
 FOR P B # 99-23

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	# 7235
AMOUNT PAID		CHECK	270.00
BALANCE DUE		MONEY ORDER	

Town Clerk

BY Dorothy H. Hansen
sk

99-23
Map Number 250-99 City ✓
Section 55 Block 1 Lot 131.2 Town ✓ Village New Windsor

Title: Quality Homes

Dated: 9-22-99 Rev Filed 11-8-99

Approved by James R. Resto Jr.
on 10-6-99

Record Owner Fuchs, Herman & Nina

DONNA L. BENSON
Orange County Clerk

(4 Sheets)

PUBLIC HEARINGS

QUALITY HOMES SUBDIVISION (99-23) TWIN ARCH ROAD

Mr. Gerald Zimmerman and Mr. Lou Tedaldi appeared before the board for this proposal.

MR. PETRO: This is a subdivision of a 33.8 acre parcel into four single family residential lots. This plan was previously reviewed at the 11 August, 1999 planning board meeting. This application is before the board for a public hearing at this meeting. What we do is we review it, if there's anyone here, the board reviews it first, and then I will open it up to the public. Okay.

MR. ZIMMERMAN: So, as the notice indicated, obviously four residential lots, the access is from Twin Arch Road onto private road called Bruce Lane where two of the lots would be accessed, lot number 1 and lot number 2. First lot, lot 1 is 3 acres, lot 2 is over 16 acres in size. The other two lots in the subdivision would be off of Phyllis Lane, which is a town road and that is shown as lots 3 and 4 and lot 4 is 2 1/2 acres, lot 3 is 11.6 acres.

MR. PETRO: Why is that shape of lot number 3 like that? Is the house actually going to be in the small area?

MR. ZIMMERMAN: No, the house is going to be set further back.

MR. PETRO: It's on the second page?

MR. ZIMMERMAN: Yes.

MR. PETRO: Why is it cut out like that? Why is it part, isn't it part of say lot number 4 there?

MR. ZIMMERMAN: On sheet 3, we show the larger scale configurations of the lot and what we're trying, tried to do was pretty well to follow along the stone walls that exist out there. So, that's more or less dictated the shape of the lot.

MR. PETRO: All right, well, the lot line, the smaller lot line, why don't you just shift it and move it, this line here isn't a lot line, this is a lot line, correct?

MR. ZIMMERMAN: Yes.

MR. PETRO: That creates all this space. Why didn't they come over here once they had the frontage and come straight?

MR. TEDALDI: I think we needed our frontage for a minimum setback for a house so we meet all the criteria here.

MR. PETRO: He needed the whole radius, Mark, to create the whole frontage, the radius?

MR. EDSALL: Talking about the front of lot 3?

MR. PETRO: Yes.

MR. EDSALL: They need not only to comply for frontage, but they need to comply for lot width, so if you're looking to narrow that piece as it comes back to the house on lot 3, they probably create a situation where they'd need a variance for lot width.

MR. PETRO: Okay, so you answered my question why it's that way. Okay, the wetlands being disturbed on the site are where?

MR. ZIMMERMAN: We indicated that we weren't proposing any disturbance to the wetlands.

MR. PETRO: Lot number 2, you're not crossing any wetlands at all for lot number 2?

MR. ZIMMERMAN: Actually, lot number 2 driveway is coming in between, page 2.

MR. PETRO: That's probably a buffer area too, are you going through a buffer zone?

MR. ZIMMERMAN: Federal wetlands.

MR. PETRO: Never mind, okay, all right, any other board members have anything to say? At this time, let's get some input then we'll come back. We had on August 24, 1999, 17 addressed envelopes containing attached notice of public hearing had been mailed. At this time, I'd like to open it up to the public for a public hearing. If there's anyone who's here who would like to speak on behalf of the application, please raise your hand, be recognized and come forward, state your name and address. Yes?

MR. TYRELL: My name is Kevin Tyrell. I have, I'm on the corner lot of Bruce Lane and Twin Arch.

MR. PETRO: Yes, okay.

MR. TYRELL: Everything looked good, Lou builds a nice house, I was just concerned about the driveway cause there's a narrow strip of land I don't own in back of my property, I was, just didn't want the driveway to go through the back part of my driveway over to lot 1, there's a--

MR. ZIMMERMAN: Driveway will come off in the cul-de-sac back here.

MR. TYRELL: That's all I wanted to know and if you'd keep it that way?

MR. TEDALDI: Disturb almost nothing, if we can.

MR. TYRELL: There's a narrow strip of property wide enough to put a driveway.

MR. ZIMMERMAN: It's not going to come off there.

MR. TYRELL: It would be right in back of my house.

MR. TEDALDI: I would say off the top of my head it's probably a good hundred feet off the property line, we're not going to disturb anything.

MR. TYRELL: That would be my only concern, that's all I wanted to know. You build a nice house.

MR. TADALDI: Thank you.

MR. WASHINGTON: My name is William Washington, 2005 Little Britain Road, Rock Tavern. Lot number 2 has 11 acres, is that correct?

MR. ZIMMERMAN: Sixteen and a half.

MR. WASHINGTON: Lot number 3?

MR. ZIMMERMAN: Three is 11 1/2

MR. WASHINGTON: The minimum lot size is one acre, is that correct?

MR. BABCOCK: That's correct.

MR. WASHINGTON: In this zone, those seem to be large acreages, one house will be built on each of those?

MR. ZIMMERMAN: That's correct, yes.

MR. WASHINGTON: Site plan, do you plan to or is it planned to subdivide at a later date those large lots 11 and 16 acres?

MR. ZIMMERMAN: There's no plan to do that.

MR. PETRO: He's on a private road and he couldn't do it anyway, unless he built a town road and at that time, he'd have a hard time accessing that lot back there. I think once it's built from Phyllis Lane.

MR. TEDALDI: Can I answer the question? We're going to sell it as a 16 acre parcel with a house, period, and whatever the people decide to do is up to them, but I don't think it's feasible possible to get another lot off that.

MR. STENT: You have a lot of wetlands.

MR. TEDALDI: Not a problem, but they are all wetlands.

MR. BABCOCK: According to this map, there's a 50 foot

easement to any of those lots to get a road any further?

MR. PETRO: Through that narrow point?

MR. EDSALL: It would involve more than one property owner contributing land as it may be to create a road.

MR. PETRO: You follow what he's saying? You need 50 feet width for a town road, there's no way to get 50 feet back to lot number 3 from the cul-de-sac because the lot narrows at maybe 100 feet back to something less than 50 feet.

MR. WASHINGTON: Proposed houses then will access to Twin Arch Road, is that correct?

MR. BABCOCK: Yes.

MR. PETRO: Correct.

MR. WASHINGTON: All right, thank you.

MR. TEDALDI: The only feasible way to do it where you live, I guess in the back, if somebody back there decided to run a road in, they can probably access from that way, but that's the only way it could possibly be done.

MR. PETRO: Anybody else like to speak? If not, entertain a motion to close.

MR. STENT: Motion.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board close the public hearing for the Quality Homes.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE

MR. PETRO AYE

MR. PETRO: At this time, I'd like it open it back up to the board for any further input. We have highway approval on 8/6/99, and fire approval on 8/10/99 and that's about it.

MR. ARGENIO: Why is the well so far away from the house on lot 2, hundreds and hundreds of feet away?

MR. TEDALDI: Well, actually, that's a misprint, I think you see there's two wells on there.

MR. ARGENIO: I see proposed well.

MR. TEDALDI: There's a well over here, this is the one that counts. Originally, we were going to try to put a house in here, but we didn't think it would be feasible so that--

MR. ARGENIO: That should have been erased.

MR. TEDALDI: Correct, see where it says well here. Most people wouldn't have picked that up.

MR. ARGENIO: I was just curious.

MR. BABCOCK: Deep test pits haven't been done yet.

MR. ZIMMERMAN: Yes, all the soil testing has been done.

MR. PETRO: Mark, you reviewed it, you were there witnessing it?

MR. EDSALL: No.

MR. PETRO: We didn't ask you to do that.

MR. EDSALL: You had, but I believe they had done some of the preliminary testing initially, so the question comes do you want anymore done, witnessed by us, or do you want to go with the initial testing?

MR. PETRO: Who did the initial testing, yourself?

MR. ZIMMERMAN: Yes.

MR. TEDALDI: I can tell you, have you been out there physically?

MR. EDSALL: I have not been in the back lots.

MR. TEDALDI: That's pure bank run, we left piles of it next to the deep holes that we performed, just if anybody wanted to physically look.

MR. PETRO: I think if Mr. Zimmerman's office says he did it and he's going to work, we can take you at your word.

MR. ZIMMERMAN: Thank you.

MR. PETRO: Well, you still need to review proposed sanitary system, correct, Mark?

MR. EDSALL: Before the plan is stamped, I'll just doublecheck the sanitary designs.

MR. PETRO: It's not something we should hold it up.

MR. EDSALL: I wouldn't, if you're accepting the field data, I can check that.

MR. PETRO: Any other engineering concerns on this site plan?

MR. EDSALL: No, as a matter of fact, we have worked everything out.

MR. PETRO: Mike, do you have any other concerns?

MR. LUCAS: No.

MR. ARGENIO: No.

MR. STENT: No.

MR. PETRO: Did we do lead agency?

MS. MASON: We did lead agency, you need negative dec.

MR. STENT: Motion we declare negative dec on the Quality Homes Twin Arch subdivision.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Quality Homes minor subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: I see no other concerns that this board should be overly concerned with, other than we need to have Mark review the data for the sanitary systems and once he gives his okay with that, we can get the plan stamped so that would be the only subject to as far as I'm concerned.

MR. STENT: Motion we grant final approval to the Quality Homes minor subdivision.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Quality Homes Twin Arch subdivision on Bruce and Phillis Lane subject to Mark reviewing the percolation tests and sanitary systems and giving his stamp of approval and the fees being paid. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE

September 8, 1999

10

MR. PETRO AYE

MR. ZIMMERMAN: Thank you.



**McGOEY, HAUSER and EDSALL
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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: QUALITY HOMES (TWIN ARCH) MINOR SUBDIVISION
PROJECT LOCATION: BRUCE LANE AND PHYLLIS LANE
(OFF TWIN ARCH ROAD)
SECTION 55 – BLOCK 1 - LOT 131.2
PROJECT NUMBER: 99-23
DATE: 8 SEPTEMBER 1999
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE
33.8 +/- ACRE PARCEL INTO FOUR (4) SINGLE-FAMILY
RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY
REVIEWED AT THE 11 AUGUST 1999 PLANNING BOARD
MEETING. THE APPLICATION IS BEFORE THE BOARD FOR
A PUBLIC HEARING AT THIS MEETING.

1. The Applicant's Engineer/Surveyor has submitted revised plans which address my previous technical review comments. The plan now includes a completed Bulk Table which verifies compliance. The table appears acceptable, although the Surveyor should verify the "provided" values for street frontage for lots 1 and 2.
2. The Planning Board, at the previous meeting appearance, requested that representatives of our office witness deep tests and percolation tests. As of this date, we have not been contacted to schedule this field review.
2. Until such time that the aforementioned field review is performed, I will not complete my review of the proposed sanitary disposal systems depicted on the plans.
3. After the Planning Board has had the opportunity to receive comments from the public at this scheduled hearing, I will be pleased to review any additional concerns, as deemed appropriate by the Planning Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer
MJesh quality.sh

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/05/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 99-23

NAME: QUALITY HOMES SUBDIVISION
APPLICANT: QUALITY HOME BUILDERS, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/06/1999	PLANS STAMPED	APPROVED
10/05/1999	PLANS CORRECTED	CHECKED CORRECTION
	. AS PER MARK'S MEMO -	PLANS HAVE BEEN CORRECTED ON 10/5/99
	. AND CHECKED BY MYRA -	READY FOR APPROVAL STAMP
09/08/1999	P.B. APPEARANCE	ND: CLOSE PH APP CON
	. MARK TO REVIEW PERC & SANITARY SYSTEMS -	NO BOND NECESSARY
	. BOND PREVIOUSLY POSTED FOR FUCHS SUBDIVISION (SAME PROPERTY)	
08/11/1999	P.B. APPEARANCE	LA: SCH PH REVISE
07/07/1999	WORK SESSION APPEARANCE	SUBMIT
04/08/1999	WORK SESSION APPEARANCE	RETURN TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/05/1999

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 99-23

NAME: QUALITY HOMES SUBDIVISION

APPLICANT: QUALITY HOME BUILDERS, INC.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	08/05/1999	EAF SUBMITTED	08/05/1999	WITH APPLIC
ORIG	08/05/1999	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/05/1999	LEAD AGENCY DECLARED	08/11/1999	TOOK LA
ORIG	08/05/1999	DECLARATION (POS/NEG)	09/08/1999	NEG DEC
ORIG	08/05/1999	SCHEDULE PUBLIC HEARING	08/11/1999	SCHED. PH
ORIG	08/05/1999	PUBLIC HEARING HELD	09/08/1999	HELD PH
ORIG	08/05/1999	WAIVE PUBLIC HEARING	/ /	
ORIG	08/05/1999	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/05/1999

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 99-23

NAME: QUALITY HOMES SUBDIVISION

APPLICANT: QUALITY HOME BUILDERS, INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	08/05/1999	MUNICIPAL HIGHWAY	08/06/1999	APPROVED
ORIG	08/05/1999	MUNICIPAL WATER	08/09/1999	APPROVED
ORIG	08/05/1999	MUNICIPAL SEWER	08/13/1999	APPROVED
ORIG	08/05/1999	MUNICIPAL FIRE	08/10/1999	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

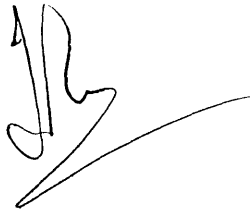
AS OF: 10/05/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 99-23
NAME: QUALITY HOMES SUBDIVISION
APPLICANT: QUALITY HOME BUILDERS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/30/1999	3 LOTS REC. FEE	CHG	1500.00		
10/04/1999	REC. CK. #7236	PAID		1500.00	
			-----	-----	-----
		TOTAL:	1500.00	1500.00	0.00



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/05/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 99-23

NAME: QUALITY HOMES SUBDIVISION

APPLICANT: QUALITY HOME BUILDERS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/30/1999	SUB. APPROVAL FEES	CHG	270.00		
10/04/1999	REC. CK. #7235	PAID		270.00	
		TOTAL:	270.00	270.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/05/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 99-23

NAME: QUALITY HOMES SUBDIVISION

APPLICANT: QUALITY HOME BUILDERS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/05/1999	REC. CK. #6959	PAID		150.00	
08/09/1999	REC. CK. #6966	PAID		450.00	
08/11/1999	P.B. ATTY. FEE	CHG	35.00		
08/11/1999	P.B. MINUTES	CHG	36.00		
09/08/1999	P.B. ATTY FEE	CHG	35.00		
09/08/1999	P.B. MINUTES	CHG	40.50		
09/30/1999	P.B. ENGINEER FEE	CHG	223.00		
10/05/1999	RET. TO APPLICANT	CHG	230.50		
		TOTAL:	600.00	600.00	0.00

L.R. 10/5/99

SUBDIVISION FEES - TOWN OF NEW WINDSOR

10-1-99
called + left
message w/ Sue

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$

___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$

___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE...\$

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 120.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 270.00 (1)

RECREATION FEES:

3 LOTS @ \$500.00 PER LOT\$ 1500.00 (2)

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$

PLANNING BOARD ATTORNEY FEES.....\$

MINUTES OF MEETINGS.....\$

OTHER.....\$

\$230.50
return

PERFORMANCE BOND AMOUNT.....\$

4% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

2% OF APPROVED COST ESTIMATE:.....\$
(INSPECTION FEE)



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MEMORANDUM

(via fax)

30 September 1999

TO: MYRA MASON, P.B. SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT: QUALITY HOMES SUBDIVISION (P.B. # 99-23)

Reference the subject subdivision, same received conditional subdivision approval on 8 September 1999. I reviewed the sanitary system designs on the plans relative to the soil test results already accepted by the Planning Board.

The plans need one correction. On the plan design of the SDS for lot # 4, it states that the disposal field consists of "6 Lines @ 55 = 300". The field total length should be changed to 330 lf.

Other than this correction, I believe the plan is ready for stamp of approval. I would assume you will be checking this minor correction yourself, so I am attaching hereto the printout of our review time.

I am sending a copy of this memo to Gerry Zimmerman so he can make the required correction.

Call me if you have any questions.

Myra093099c.doc

Cc: Gerry Zimmerman (via fax - 782-3148)

10/5/99

Checked correction made page 3 of 4

Myra

AS OF: 09/30/99

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87 56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN TOWN OF NEW WINDSOR

TASK: 99 23

FOR WORK DONE PRIOR TO: 09/30/99

TASK NO	REC	DATE	TRAN	EMPI	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			BALANCE
								TIME	EXP.	BILLED	
99-23	145480	03/23/99	TIME	MJE	MC TWIN ARCH ADD'L LOTS	75.00	0.30	22.50			
99-23	154152	07/06/99	TIME	MJE	MC TIDALDI W/MYRA	75.00	0.20	15.00			
99-23	156996	08/11/99	TIME	MJE	MC TWIN ARCH TC/TIDALDI	75.00	0.30	22.50			
99-23	157000	08/11/99	TIME	MJE	MC QUAI HOMES TWIN ARCH	75.00	0.50	37.50			
99-23	157077	08/11/99	TIME	MCK	CL QUALITY HOMES TRC	28.00	0.50	14.00			
99-23	159981	09/07/99	TIME	MJE	MC QUAL HOMES SUB	75.00	0.50	37.50			
99-23	159035	09/08/99	TIME	MJE	MM QUAI HM COND SUB APP	75.00	0.10	7.50			
99-23	159814	09/08/99	TIME	SAS	CI QUAI HOMES 9/8 TRC	28.00	0.50	14.00			
99-23	159983	09/08/99	TIME	MJE	MC QUAL HOMES SUB	75.00	0.20	15.00			
99-23	161494	09/30/99	TIME	MJE	MC plan & closeout	75.00	0.50	37.50			
								223.00			
99-23	159744	09/16/99			BILL 99-865					119.00	
										-119.00	
					TASK TOTAL			223.00	0.00	-119.00	104.00
					GRAND TOTAL			223.00	0.00	-119.00	104.00



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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: QUALITY HOMES (TWIN ARCH) MINOR SUBDIVISION
PROJECT LOCATION: BRUCE LANE AND PHYLLIS LANE (OFF TWIN ARCH RD.)
SECTION 55-BLOCK 1-LOT 131.2
PROJECT NUMBER: 99-23
DATE: 11 AUGUST 1999
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE
33.8 +/- ACRE PARCEL INTO FOUR (4) SINGLE-FAMILY
RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A
CONCEPT BASIS ONLY.

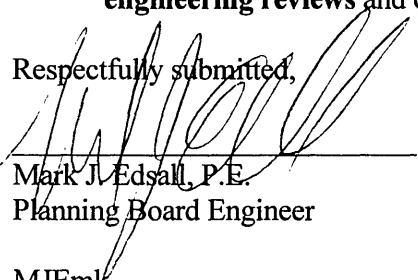
1. This is a further subdivision of the remaining lands of the former Twin Arch (Fuchs) Subdivision, which was previously approved by the Planning Board. The property is located within the R-1 Zoning District of the Town. The "required" bulk information shown on the plan appears correct for the zone and use, although the table is incomplete since the minimum street frontage, maximum building height and maximum development coverage are not provided. Otherwise, the lots would appear to comply with the minimum bulk requirements.
2. The plan map reference indicates that the original subdivision was filed in March 1996. As such, it is my understanding that this application would not require a mandatory review by the Orange County Department of Health per the State Realty Subdivision Laws. This could be verified with the Planning Board Attorney.
3. The Applicant's Engineer has included sanitary disposal system designs for the four (4) lots. The Board must advise our office if they desire observation of deep tests and percolation tests by our office.
4. It would appear that some disturbance of Federal Wetlands will result from this application. The Applicant's Engineer should advise, in writing, as to the amount of disturbance and what Permits will be obtained.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: QUALITY HOMES (TWIN ARCH) MINOR SUBDIVISION
PROJECT LOCATION: BRUCE LANE AND PHYLLIS LANE (OFF TWIN ARCH RD.)
SECTION 55-BLOCK 1-LOT 131.2
PROJECT NUMBER: 99-23
DATE: 11 AUGUST 1999

5. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
5. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
6. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:QUALITY.mk

RESULTS OF P. MEETING OF : Sept. 1999

PROJECT: Quality Homes

P.B.#

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M) S S) A VOTE: A 4 N 0

2. TAKE LEAD AGENCY: Y___ N___

CARRIED: YES ☒ NO ☐

M) S) VOTE: A N

CARRIED: YES___ NO___

WAIVE PUBLIC HEARING:

Closed P.H. Closed
M) S) u VOTE: A 4 N 0 ~~WAIVED: Y~~ N

M) 5 S) 20

~~WAIVED~~: Y ☒ N

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED: _____

M) 5 S) A VOTE: A 4 N 0 APPROVED CONDITIONALLY: 9/8/99

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

Review Perc: Sanitary Systems (Wast)

~~Exam~~ No Bord.

QUALITY HOMES SUBDIVISION (99-23)

Mr. Gerald Zimmerman appeared before the board for the this proposal.

MR. PETRO: This application proposes subdivision of the 33.8 acre parcel into four single family residential lots. The plan was reviewed on concept basis only, existing lot already, is there any homes, four brand new lots, okay, Mr. Zimmerman?

MR. ZIMMERMAN: This parcel is 38 acres, is lot 9 of the Fox River subdivision, has its frontage on Bruce Lane, which is a private road and Phyllis Lane, which is a public road. The proposal is that lots 1 and 2 shown on the plan would get its access from Bruce Lane and lots 3 and 4 off of Phyllis Lane.

MR. PETRO: How many lots are on Bruce Lane at this time?

MR. ZIMMERMAN: I believe there are two.

MR. PETRO: Two existing?

MR. ZIMMERMAN: Existing two.

MR. PETRO: So you're adding two more which would be the four that's allowed by law, the first two are coming off Twin Arch Road Mark, is that correct, you see where I'm talking about?

MR. EDSALL: Right, you're allowed by the private road law four lots interior to the subdivision, an additional two, if they have frontage on the town road.

MR. PETRO: So the point I'm making this configuration is okay?

MR. EDSALL: Yes.

MR. PETRO: Other two are coming off a town road, which is Phyllis Lane, correct?

MR. ZIMMERMAN: It's not dedicated yet, but it will be.

MR. PETRO: Frontage is a hundred feet each, the frontage is there.

MR. ZIMMERMAN: Okay, each, you know, lot number, two of the lots in this subdivision, lot number 2 is 16 acres, lot number 3 is almost 12 acres, the other two lots, one is 3 and lot 4, 2 1/2 acres. On the additional sheets that are provided with the plans, we show the proposed house, well, septic locations, driveway locations, we have also indicated on there the soil tests, we did the perc tests and deep hole tests on each of the lots, and the results are indicated on the plan. They all came out very good, acceptable, very good, so what we have is a minor four lot subdivision which is up to you to approve.

MR. PETRO: Let's go over Mark's comment number 2 of the plan map references that the original subdivision was filed March, 1996, as such, it's my understanding that this application would not require mandatory review by the Orange County Department of Health. This should be verified with Mr. Krieger. Well, simply you have four lots, Mark, four lots, why would it be mandatory with only a four lot subdivision, it's a minor subdivision, if you add the other lots is what you're saying?

MR. EDSALL: To my understanding, if it's within three years, you look at the total lots and if it's over five, then it goes to the Health Department. Just letting you know that that's my understanding. So they did not have to go to the Health Department.

MR. PETRO: Say that again, three years?

MR. EDSALL: If it's within the three years, then you would add up the total parcels from the original subdivision and this and if it exceeds five lots of five acres or less for each lot.

MR. ARGENIO: After March of 1999, we're only taking into consideration the four lots?

MR. EDSALL: That's my understanding. I just want to

make sure that I'm not missing something.

MR. KRIEGER: It's also mine.

MR. PETRO: Okay, next case, the sewer system here, are you going to do, what kind of sewer system?

MR. ZIMMERMAN: The septic, well, each lot is proposed for septic systems.

MR. PETRO: Have any tests been done, do you plan, I see you have deep test pits, Mark, you're interested in seeing some of those?

MR. EDSALL: No, I'm commenting in some cases, the board, in areas where they anticipate a concern for sanitary systems, you have asked us to witness deep tests and perc tests and I'm just letting you know that they've got information if you want us to go, we'll have to arrange it. If you're happy with what's submitted, we don't have to go out.

MR. PETRO: Do you have proper separation between the well and septic?

MR. ZIMMERMAN: Yes.

MR. PETRO: Mark, you agree?

MR. EDSALL: I haven't done a final review on the sanitarities for tonight's plans, but I think the decision is yours and once you tell me what you want me to do, then I can finish.

MR. PETRO: Let's talk about the Federal wetlands, there's no DEC wetlands, there's none?

MR. ZIMMERMAN: Yes.

MR. PETRO: Is there some Federal wetlands?

MR. ZIMMERMAN: Yes.

MR. PETRO: You have contacted them, you're disturbing some of the property.

MR. ZIMMERMAN: Well, we're not disturbing, I have indicated on the plan the Federal wetlands which are basically delineated and indicated on the original subdivision map, so they have already been delineated and shown on the plan. I have indicated that on my plan, the same as was on the original filed map, our proposal, we're not disturbing any of those wetlands.

MR. PETRO: Why would they have to be notified, Mark?

MR. EDSALL: Your driveway for the one lot doesn't cross the wetlands.

MR. BABCOCK: Number 2.

MR. EDSALL: Two doesn't cross the wetlands or just go between pockets.

MR. ZIMMERMAN: I have it snaked in between.

MR. EDSALL: So, there's no disturbance at all?

MR. ZIMMERMAN: Correct.

MR. EDSALL: So, there's no fill or anything there for the driveway that would--

MR. ZIMMERMAN: No, even if, well, I don't anticipate any, but even if there were, we're not going to be impacting it within those wetland areas.

MR. EDSALL: If it was, it would be in any case a third of an acre or less anyway.

MR. ZIMMERMAN: It would be less.

MR. EDSALL: What he did, we have just established on the minutes what I wanted to do is that at the maximum, they'd be extremely minor disturbance, which is a general permit which they can apply for independently.

MR. LUCAS: Under the minimum.

MR. EDSALL: Yeah, the issue is now resolved.

MR. ARGENIO: I was going to say how long is the wetland survey good for? This is the wetland survey that's associated with the application of 1996.

MR. LUCAS: For the length of the drought.

MR. ZIMMERMAN: Generally, it's for five years.

MR. ARGENIO: Generally, it's for five years.

MR. EDSALL: I'm not sure what--

MR. PETRO: Maybe until they update it.

MR. EDSALL: Keep in mind we're talking Federal versus State, State actually mapping, Federal, they come out and it's flagged by a consultant.

MR. ZIMMERMAN: Right, the Federal has been the permits that we have gotten, I didn't get it on this job, but past ones were for five years.

MR. PETRO: We have highway approval on 8/6/99, and fire approval on 8/10/99. Mark, you don't have any other outstanding comments at this time? You want to review the sewer systems and septic systems and the well separations and some of the topo, again, driveways, what do you want to review?

MR. EDSALL: Two things that at this point I'm aware of that are open is number one, just finishing the bulk tables and number two, I would have to finish my review of the sanitary system after you tell me if you want any witnessing of the soil conditions. If you're happy with what's submitted.

MR. PETRO: He has deep test results on number 4, obviously, he's done it.

MR. ZIMMERMAN: Yes.

MR. PETRO: You're a certified engineer to do test pits?

MR. ZIMMERMAN: Yes.

MR. PETRO: I don't necessarily think this, Mark, is there a reason that we have to check on Mr. Zimmerman on this?

MR. EDSALL: I'm asking the question because you told me to ask it. I can stop after tonight, you don't want it, you've asked in the past to verify which areas are of concern where you want witnessing done and which ones you don't so we can--

MR. PETRO: I think on this particular four lot minor subdivision, Mr. Zimmerman's results I'm sure are very up to date and very well done, so I think we can accept those just basically have to go over the other information.

MR. EDSALL: Bulk changes are minor, just three items have to be added.

MR. PETRO: We can have a motion for lead agency.

MR. LUCAS: Make it.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare itself lead agency for the Quality Homes Twin Arch minor subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: As far as a public hearing is concerned, let's get some input from the board members. I'll poll the board. Mike?

MR. LUCAS: I don't want to have one.

MR. ARGENIO: Yes.

MR. STENT: Normally, I wouldn't be too concerned about it, but some of the problems we have been having in the rural areas, we better have one.

MR. PETRO: Okay, I don't disagree, I think I agree with Mike and yourself, I just, it's probably better to have one because you have to come back anyway once you have it, if no one shows up or if you get through it, you always have it under your belt. And just another step that's good to have when you're done and you're done forever, so you might as well, I think we should do that, set you up for a public hearing, even though it's a minor subdivision, we don't normally do it, but you have some wetlands in the back and there will be a few people coming up your on a cul-de-sac.

MR. STENT: I think that can be set up fairly soon.

MR. PETRO: You're going to come back for the next meeting, we have a hearing and probably finish it up right there in September.

MR. TIDALDI: I think the history here, you people were involved in it, right, one of the contiguous land owners said he was a direct descendent of George Washington. Do you remember that? And he took it to court and tied it up four or five years cause he says his great, great, great, great, great grandfather farmed the area or something like that.

MR. LUCAS: When they first came in, I remember that.

MR. TIDALDI: I think he's got his name on there somewhere, it says now or formally Washington.

MR. BABCOCK: It still is Washington, I talked to them this week.

MR. TIDALDI: Is he a legitimate direct descendent?

MR. BABCOCK: I'm not sure. He says his name is Washington.

MR. TIDALDI: He said he was, anyway.

MR. BABCOCK: He's selling, Lou, by the way.

MR. PETRO: Regardless, we'll set you up for a public hearing. Motion to have a public hearing.

MR. STENT: Make the motion we set up public hearing for Quality Homes.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board set up a public hearing for the Quality Homes Twin Arch minor subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LUCAS	NO
MR. PETRO	AYE

MR. PETRO: Okay, I that's as far as we can go. You have a couple comments from Mark, we'll get you set up for the public hearing and everything looks like's it's pretty much in order.

-----X
In the Matter of Application for Site Plan/Subdivision of

Quality Homes, Inc

AFFIDAVIT OF
SERVICE
BY MAIL

MYRA L. MASON, being duly sworn, deposes and says:

On August 31, 1999, I compared the 17 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

24th day of August, 1999

Deborah Green
Notary Public

AFFIMAIL.PLB - DISC#1 P.3.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on

September 8 1999 at 7:30 P.M. on the approval of the proposed Subdivision (Subdivision of Lands)*

(~~Site Plan~~)* OF Quality Homes (Tax Map Number 55-1-131.2)

located Twin Arch Road - Town of New Windsor

Map of the (Subdivision of Lands) (~~Site Plan~~)* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: 8-23-99

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

NOTES TO APPLICANT:

- 1). *Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication of this Notice is fully the Applicants.



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

August 23, 1999

Quality Home Builders
P.O. Box 10
Washingtonville, NY 10992

Tax Map Parcel #55-1-131.2

Dear Quality Home Builders:

According to our records, the attached list of property owners are abutting to the above referenced property.

The charge for this is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's office.

Sincerely,

Leslie Cook
Sole Assessor

/lc
Attachments

cc: Myra Mason PB

WILLIAM A & MARY B WASHINGTON
2005 LITTLE BRITIAN ROAD
ROCK TAVERN, NY 12575

ANTHONY CONGELOSI
ROUTE 207 BOX 54
ROCK TAVERN, NY 12575

AGNES & JOYCE ELLEN HORNACEK
23-35 127TH STREET
COLLEGE POINT, NY 11356

ANGELO & EUGENIA VACCARO
RICHARD & GRACE PINEIRO
600 TWIN ARCH ROAD
NEW WINDSOR, NY 12553

HENRY & MARGARET JEZIK, ETAL
& MARY ROCHE
3512 29TH STREET
ASTORIA, NY 11106

GEORGE J MEYERS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12553

MICHAEL J & MARY KUBENIK
2221 CROSS BRONX EXPRESSWAY
BRONX, NY 10462

DOROTHY H HANSEN, TOWN CLERK
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12553

STEWART ROSS
& DONNA M RISCHER
15 PHYLLIS LANE
ROCK TAVERN, NY 12575

ANDREW KRIEGER, ESQ
219 QUASSAICK AVENUE
NEW WINDSOR, NY 12553

ALLEN E & CATHERINE M JACOBSEN
4 PHYLLIS LANE
ROCK TAVERN, NY 12575

JAMES R PETRO
PLANNING BOARD
555 UNION AVENUE
NEW WINDSOR, NY 12553

HERMAN FUCHS
& MINA LEE
40 DORAL COURT
NEW CITY, NY 10956

MARK J EDSALL, PE
MCGOEY & HAUSER
CONSULTING ENGINEERS, PC
45 QUASSAICK AVENUE
NEW WINDSOR, NY 12553

KEVIN A & MARY E TYRRELL
588 TWIN ARCH ROAD
ROCK TAVERN, NY 12575

JOHN C CASAZZA
& JOSEPH ELLYN
16 BRUCE LANE
ROCK TAVERN, NY 12575

KEVIN J & BRONETTA N POWELL
7 MARMAN PLACE
SPRING VALLEY, NY 10977

WILLIAM A & MARY B WASHINGTON
2005 LITTLE BRITAIN ROAD
ROCK TAVERN, NY 12575

ANTHONY CONGELOSI
ROUTE 207 BOX 54
ROCK TAVERN, NY 12575

AGNES & JOYCE ELLEN HORNACEK
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NEW WINDSOR, NY 12553

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& MARY ROCHE
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ASTORIA, NY 11106

GEORGE J MEYERS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12553

MICHAEL J & MARY KUBENIK
2221 CROSS BRONX EXPRESSWAY
BRONX, NY 10462

DOROTHY H HANSEN, TOWN CLERK
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12553

STEWART ROSS
& DONNA M RISCHER
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ROCK TAVERN, NY 12575

ANDREW KRIEGER, ESQ
219 QUASSAICK AVENUE
NEW WINDSOR, NY 12553

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4 PHYLLIS LANE
ROCK TAVERN, NY 12575

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NEW WINDSOR, NY 12553

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& JOSEPH ELLYN
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ROCK TAVERN, NY 12575

KEVIN J & BRONETTA N POWELL
7 MARMAN PLACE
SPRING VALLEY, NY 10977

17 Notices

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/08/1999

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 99-23

NAME: QUALITY HOMES SUBDIVISION

APPLICANT: QUALITY HOME BUILDERS, INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	08/05/1999	MUNICIPAL HIGHWAY	08/06/1999	APPROVED
ORIG	08/05/1999	MUNICIPAL WATER	08/09/1999	APPROVED
ORIG	08/05/1999	MUNICIPAL SEWER	08/13/1999	APPROVED
ORIG	08/05/1999	MUNICIPAL FIRE	08/10/1999	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/08/1999

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 99-23

NAME: QUALITY HOMES SUBDIVISION

APPLICANT: QUALITY HOME BUILDERS, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/11/1999	P.B. APPEARANCE	LA: SCH PH REVISE
07/07/1999	WORK SESSION APPEARANCE	SUBMIT
04/08/1999	WORK SESSION APPEARANCE	RETURN TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/08/1999

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 99-23

NAME: QUALITY HOMES SUBDIVISION

APPLICANT: QUALITY HOME BUILDERS, INC.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	08/05/1999	EAF SUBMITTED	08/05/1999	WITH APPLIC
ORIG	08/05/1999	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/05/1999	LEAD AGENCY DECLARED	08/11/1999	TOOK LA
ORIG	08/05/1999	DECLARATION (POS/NEG)	/ /	
ORIG	08/05/1999	SCHEDULE PUBLIC HEARING	08/11/1999	SCHED. PH
ORIG	08/05/1999	PUBLIC HEARING HELD	/ /	
ORIG	08/05/1999	WAIVE PUBLIC HEARING	/ /	
ORIG	08/05/1999	AGRICULTURAL NOTICES	/ /	

Lander Absent

RESULTS OF P. MEETING OF: August 1 1999

PROJECT: Quality Homes Sub.

P.B.# 99-23

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M)___ S)___ VOTE: A__ N__

2. TAKE LEAD AGENCY: Y ☒ N__

CARRIED: YES__ NO__

M) LU S) A VOTE: A4 N 0

CARRIED: YES ☒ NO__

WAIVE PUBLIC HEARING:

M) 5 S) A VOTE: A3 N el

WAIVED: Y__ N ☒

SCHEDULE P.H. Y ☒ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)___ S)___ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)___ S)___ VOTE: A__ N__ APPROVED: _____

M)___ S)___ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Phyllis lane not dedicated yet? Can they approve?</u>
<u>to ^{Mark} review sanitary systems as they are on on plans</u>

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on September 8 1999 at 7:30 P.M. on the approval of the proposed Subdivision (Subdivision of Lands)* (~~Site Plan~~)* OF Quality Homes (Tax Map Number 55-1-131.2) located Twin Arch Road - Town of New Windsor Map of the (Subdivision of Lands) (~~Site Plan~~)* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: 8-23-99

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

NOTES TO APPLICANT:

- 1). *Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication of this Notice is fully the Applicants.



1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-23

DATE PLAN RECEIVED: RECEIVED AUG - 5 1999

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

QUALITY HOMES has been

reviewed by me and is approved _____

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

J.R. [Signature] 8/13/99

SANITARY SUPERINTENDENT DATE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/09/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 99-23

NAME: QUALITY HOMES SUBDIVISION
APPLICANT: QUALITY HOME BUILDERS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/05/1999	REC. CK. #6959	PAID		150.00	
08/09/1999	REC. CK. #6966	PAID		450.00	
		TOTAL:	0.00	600.00	-600.00

A. Zappalo

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 10 August 1999

SUBJECT: Quality Home Subdivision

Planning Board Reference Number: PB-99-023

Dated: 5 August 1999

Fire Prevention Reference Number: FPS-99-030

A review of the above referenced subject subdivision plan was conducted on 9 August 1999.

This subdivision plan is acceptable.

Plans Dated: 28 July 1999.

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', is written over the printed name.

Robert F. Rodgers; C.C.A.
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

99-23

DATE PLAN RECEIVED:

RECEIVED AUG - 5 1999

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

Quality Homes has been
reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason.~~ _____

There is no town water in
this area.

HIGHWAY SUPERINTENDENT

DATE

Steve DiDio
WATER SUPERINTENDENT

8-9-99
DATE

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-23

DATE PLAN RECEIVED: RECEIVED AUG - 5 1999

RECEIVED

AUG 09 1999

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval _____

Subdivision ☒ _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒ _____,

disapproved ☐ _____.

If disapproved, please list reason _____

W. James Sullivan
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 99-3-23
WORK SESSION DATE: 7 July 99 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: 11 later
PROJECT NAME: Fox Run Sub Tidal
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Lon Tidal
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- call out 700 vs Private Rd
- final needs inside notes & bounds
- show wetlands limits on plan
- finish bulk table
- Hoodway
- P/B must decide if perc to be witnessed
- doesn't need to go to County
- show drive culverts
- deep tests.

pbwsform 10MJE98

CLOSING STATUS

- _____ Set for agenda
- _____ possible agenda item
- _____ Discussion item for agenda
- _____ ZBA referral on agenda



McGOFY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2165

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

99-23
NEW

TOWN/VILLAGE OF _____ P/B # _____

WORK SESSION DATE: 4-8-99

APPLICANT RESUB.
REQUIRED: _____

REAPPEARANCE AT W/S REQUESTED: YES

PROJECT NAME: FOX RIVER

PROJECT STATUS: NEW ☒ OLD _____

REPRESENTATIVE PRESENT: LOU YES

MUNIC REPS PRESENT: BLDG INSP. ☒
FIRE INSP. ☒
ENGINEER _____
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

NEW LOT TO MEET ZONING
TO RETURN

4MJ91 pbwsform



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision X Lot Line Change _____ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 55 Block 1 Lot 131, 2

1. Name of Project SUBDIVISION FOR QUALITY HOMES

2. Owner of Record HERMAN & MINA FUCHS Phone _____

Address: 40 DORAL CT. NEW CITY NY 10956
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant QUALITY HOME BUILDERS, INC. Phone (914) 496-4141

Address: P.O. BOX 10 WASHINGTONVILLE, NY 10992
(Street Name & Number) (Post Office) (State) (Zip)

ZIMMERMAN ENGINEERING &
4. Person Preparing Plan SURVEYING, P.C. Phone (914) 792-7976

Address: 148 RT. 17M HARRIMAN NY 10925
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

GERALD ZIMMERMAN 792-7976
(Name) (Phone)

7. Project Location:

On the EASTERLY side of TWIN ARCH ROAD AT _____ feet
• (Direction) (Street) (No.)
BRUCE LANE & of PHYLISS LANE
(Direction) (Street)

8. Project Data: Acreage 33.87 Zone R-1 School Dist. WASHINGTONVILLE

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No x

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) This project is a four lot Subdivision of 33.8 ± acres of land. Lot 1 = 3.06 ± acres; Lot 2 = 16.52 ± acres; Lot 3 = 11.71 ± acres; Lot 4 = 2.56 ± acres. The lots are accessed by existing roads and served by individual wells & septic systems

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no x

12. Has a Special Permit previously been granted for this property? yes _____ no x

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

3 DAY OF August 19 99

Elizabeth Ryan
ELIZABETH RYAN
NOTARY PUBLIC Notary Public, State of New York
No. 01RY5003809
Term Expires November 2, 2000

[Signature]
APPLICANT'S SIGNATURE
Lewis Tedaldi
Please Print Applicant's Name as Signed

TOWN USE ONLY:
RECEIVED AUG - 5 1999
DATE APPLICATION RECEIVED

99-23
APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Herman & Mina Fuchs, deposes and says that he resides
(OWNER)

at 40 Doral Ct.; New City, NY 10956 in the County of Rockland
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. Block Lot)
designation number (Sec. 55 Block 1 Lot 131.2) which is the premises described in
the foregoing application and that he authorizes:

Quality Homes; P.O. Box 10; Washingtonville, NY 10992
(Applicant Name & Address, if different from owner)

Zimmerman Engineering & Surveying, P.C.
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 8-3-99

Elizabeth Ryan
Witness's Signature

ELIZABETH RYAN
Notary Public, State of New York
No. 01RY5003809
Term Expires November 2, 2000

[Signature]
Owner's Signature

[Signature]
Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

99-23

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration of being placed on the Planning Board Agenda:

1. X Name and address of Applicant.
- * 2. X Name and address of Owner.
3. X Subdivision name and location.
4. X Tax Map Data (Section, Block & Lot).
5. X Location Map at a scale of 1" = 2,000 ft.
6. X Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. X Date of plat preparation and/or date of any plat revisions.
9. X Scale the plat is drawn to and North arrow.
10. Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
11. X Surveyor's certificate.
12. X Surveyor's seal and signature.
13. X Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- *15. N/A Flood land boundaries.
16. X A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. X Final metes and bounds.
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.

19. X Include existing or proposed easements.
20. N/A Right-of-way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. X Lot area (in square feet for each lot less than 2 acres).
23. X Number the lots including residual lot.
24. X Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
28. X Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
29. X Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. Provide "septic" system design notes as required by the Town of New Windsor.
31. Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. Indicate percentage and direction of grade.
33. X Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. X Provide 4" wide X 2" high box directly above title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

PROJECT I.D. NUMBER

617.21

SEQR

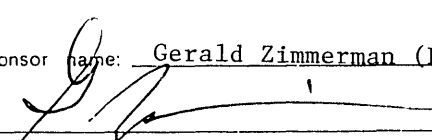
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR QUALITY HOMES	2. PROJECT NAME SUBDIVISION FOR QUALITY HOMES
3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc. or provide map) EASTERLY SIDE OF TWIN ARCH ROAD OFF OF BRUCE LANE (PRIVATE ROAD) AND PHYLLIS LANE	
5. IS PROPOSED ACTION. <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: A FOUR LOT SUBDIVISION OF 33.8 ± ACRES OF LAND. THE HOMES TO BE SERVICED BY INDIVIDUAL WELLS & SEPTIC SYSTEMS	
7. AMOUNT OF LAND AFFECTED: Initially 33.8 acres Ultimately 33.8 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Gerald Zimmerman (Project Engineer)	Date: 8-4-99
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

99-23

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

- A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☐ No
- B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No
- C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)
- C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
- C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly.
- C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
- C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly.
- C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
- C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
- C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.
- D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?
☐ Yes ☐ No
- E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

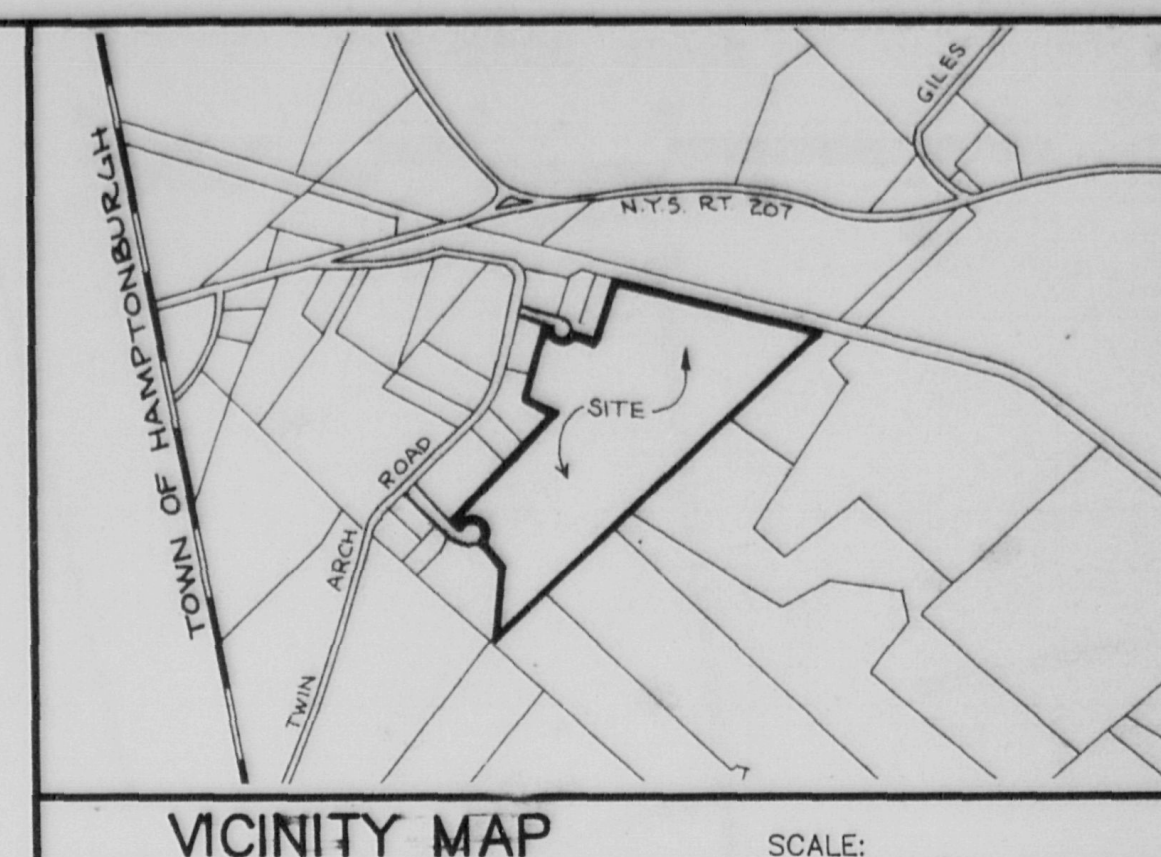
Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date



ZONING DATA					
DISTRICT: R-1					
PROVIDED					
REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	
MINIMUM LOT AREA =	1.0 ACRE	2.99± AC.	16.71± AC.	11.62± AC.	2.56± AC.
MINIMUM LOT WIDTH =	125'	145'	155'	146'	165'
MINIMUM FRONT YARD =	45'	167'	95'	60'	161'
MINIMUM SIDE YARD =	20' / 40'	67' / 148'	75' / 555'	205' / 455'	208' / 588'
MINIMUM REAR YARD =	50'	409'	520'	445'	258'
REQ'D STREET FRONTAGE =	70'	241'	83±	84'	185'
MAXIMUM BLDG. HEIGHT =	35'	35'	35'	35'	35'
FLOOR AREA RATIO =	N/A	—	—	—	—
MIN. LIVABLE FLOOR AREA =	1,200 S.F.	2,500 S.F.	2,500 S.F.	2,500 S.F.	2,500 S.F.
DEVELOPMENT COVERAGE =	10%	1%	3%	2%	8%

MAP REFERENCE

LOT NO. 9 ON A MAP ENTITLED "SUBDIVISION OF FOX RIVER PARK
PREPARED FOR HERMAN FUCHS & MINA LEE FICHS". TOWN OF NEW WINDSOR,
ORANGE COUNTY, NEW YORK. FILED IN THE O.C.C.O. AS MAP NO. 48-96
ON 3-18-96.

TOTAL TRACT AREA

33.87± ACRES

RECORD OWNER / SUBDIVIDER

HERMAN & MINA FUCHS
QUALITY HOMES
PO BOX 10
WASHINGTONVILLE, NY 10992

TAX MAP NO.

SECTION: 55
BLOCK: 1
LOT: 131.2

DEED

LIBER: 2192
PAGE: 407

PRIOR TO THE SALE, LEASE, PURCHASE OR EXCHANGE OF PROPERTY ON THIS SITE WHICH IS WHOLLY OR PARTIALLY WITHIN OR IMMEDIATELY ADJACENT TO OR WITHIN 500 FEET OF A FARM OPERATION, THE PURCHASER OR LEASER SHALL BE NOTIFIED OF SUCH FARM OPERATION WITH A COPY OF THE FOLLOWING NOTIFICATION:

IT IS THE POLICY OF THIS STATE AND COMMUNITY TO CONSERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD, AND OTHER PRODUCTS AND ALSO FOR ITS NATURAL AND AESTHETIC VALUE. THIS ACTION TO INFLUENCE PROSPECTIVE RESIDENTS THAT THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY OR WHOLLY WITHIN AN AGRICULTURAL DISTRICT OR WITHIN 500 FEET OF SUCH A DISTRICT AND THAT FARMING ACTIVITIES OCCUR WITHIN THE DISTRICT. SUCH ACTIVITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST AND ODORS.

I HEREBY CERTIFY THAT THE SEWAGE & WATER FACILITIES SHOWN ON THIS PLAT HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STANDARDS & REQUIREMENTS PROMULGATED BY THE N.Y.S. DEPT. OF HEALTH & ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS & FURTHER THAT SUCH DESIGN IS BASED UPON ACTUAL SOIL & SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF SUCH DESIGN.

I HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULT
OF AN ACTUAL FIELD SURVEY COMPLETED ON
JUNE 24, 1998.



GERALD ZIMMERMAN P.E.LIC. NO. 47391
P.L.S. LIC. NO. 49410

REVISIONS:
AUGUST 3, 1999
AUGUST 24, 1999
SEPT. 22, 1999

SHEET NO. 1 OF 4

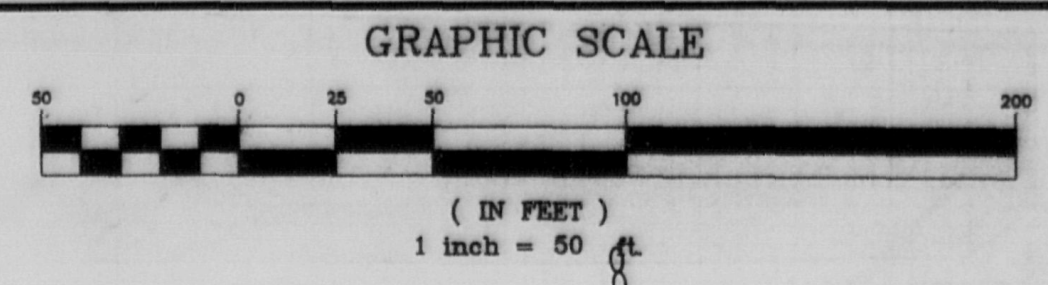
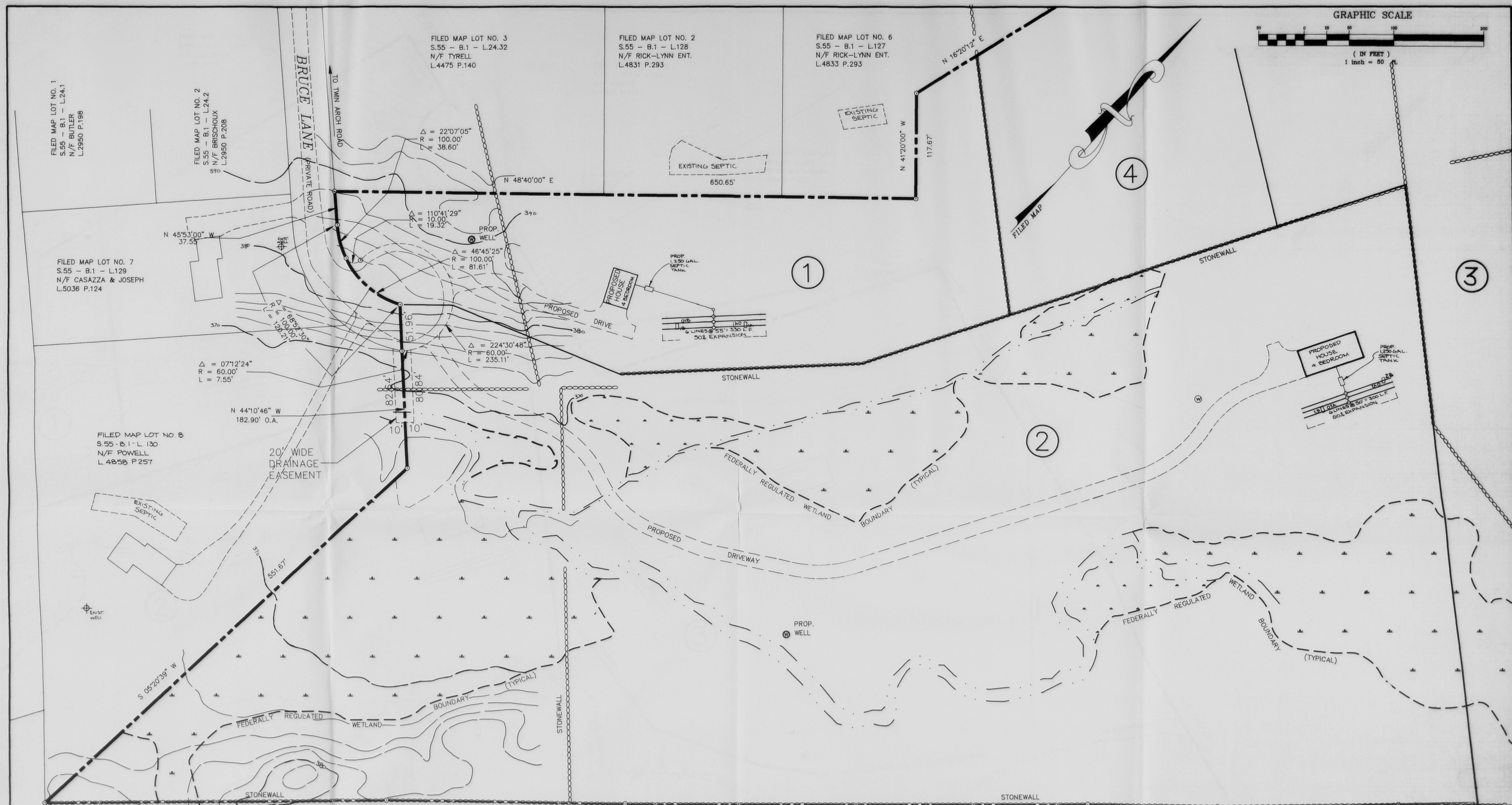
SCALE: 1" = 100'

DATE: JULY 28, 1999

JOB NO.: 99038 DWG: PLAT	DRAWN BY: J.F.
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SUBDIVISION
FOR
QUALITY HOMES
TOWN OF NEW WINDSOR
ORANGE COUNTY NEW YORK

ZIMMERMAN ENGINEERING & SURVEYING,P.C.
148 ROUTE 17M
HARRIMAN,NEW YORK 10926 PHONE:(914) 782-7976



FILED MAP LOT NO. 1
S.55 - B.1 - L.24.1
N/F BUTLER
L.2950 P.198

FILED MAP LOT NO. 2
S.55 - B.1 - L.24.2
N/F BRISCHOUX
L.2950 P.208

FILED MAP LOT NO. 3
S.55 - B.1 - L.24.32
N/F TYRELL
L.4475 P.140

FILED MAP LOT NO. 2
S.55 - B.1 - L.128
N/F RICK-LYNN ENT.
L.4831 P.293

FILED MAP LOT NO. 6
S.55 - B.1 - L.127
N/F RICK-LYNN ENT.
L.4833 P.293

FILED MAP LOT NO. 7
S.55 - B.1 - L.129
N/F CASAZZA & JOSEPH
L.5036 P.124

FILED MAP LOT NO. 8
S.55 - B.1 - L.130
N/F POWELL
L.4858 P.257

FILED MAP LOT NO. 9
S.55 - B.1 - L.25.1
N/F KUBENIK
L.1814 P.309

FILED MAP LOT NO. 10
S.55 - B.1 - L.26
N/F ROCHE
L.2018 P.113
L.4149 P.251

FILED MAP LOT NO. 11
S.55 - B.1 - L.27
N/F JEZIK
L.1608 P.295

FILED MAP LOT NO. 12
S.55 - B.1 - L.28
N/F HORNACEK
L.2175 P.656

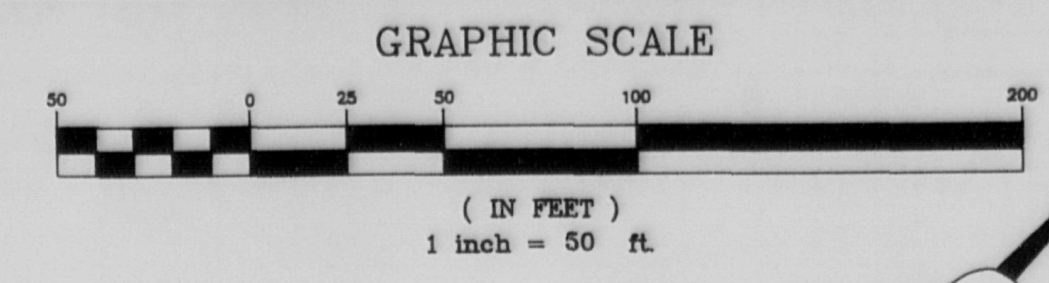
DATE PLAN (SUBDIVISION) OF THE CHARTER
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
OCT - 6 1999
PLANNING BOARD ON
BY: JAMES A. PETRO, JR.
ED-SECRETARY
TOWN APPROVAL

	REVISIONS:	SHEET NO. 2 OF 4 SCALE: 1" = 50' DATE: JULY 20, 1999 JOB NO. 99038 DWG.: SH2	SUBDIVISION FOR QUALITY HOMES TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK ZIMMERMAN ENGINEERING & SURVEYING, P.C. 148 ROUTE 17M HARRIMAN, NEW YORK 10926 PHONE: (914) 782-7976
		DRAWN BY: J.F.	

FILED MAP LOT NO. 5
S.55 - B.1 - L.126
N/F JACOBSON
L.4961 P.74

FILED MAP LOT NO. 2
S.55 - B.1 - L.124
N/F ROMAN
L.4903 P.256

FILED MAP LOT NO. 3
S.55 - B.1 - L.125
N/F ROSS & RISCHER
L.5064 P.20



FILED MAP



ESTATE PLAN (SUBDIVISION) SHEET NO. 3 OF 4
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
OCT - 6 1999
PLANNING BOARD ON
BY: [Signature] ED STEIN, SECRETARY
TOWN APPROVAL

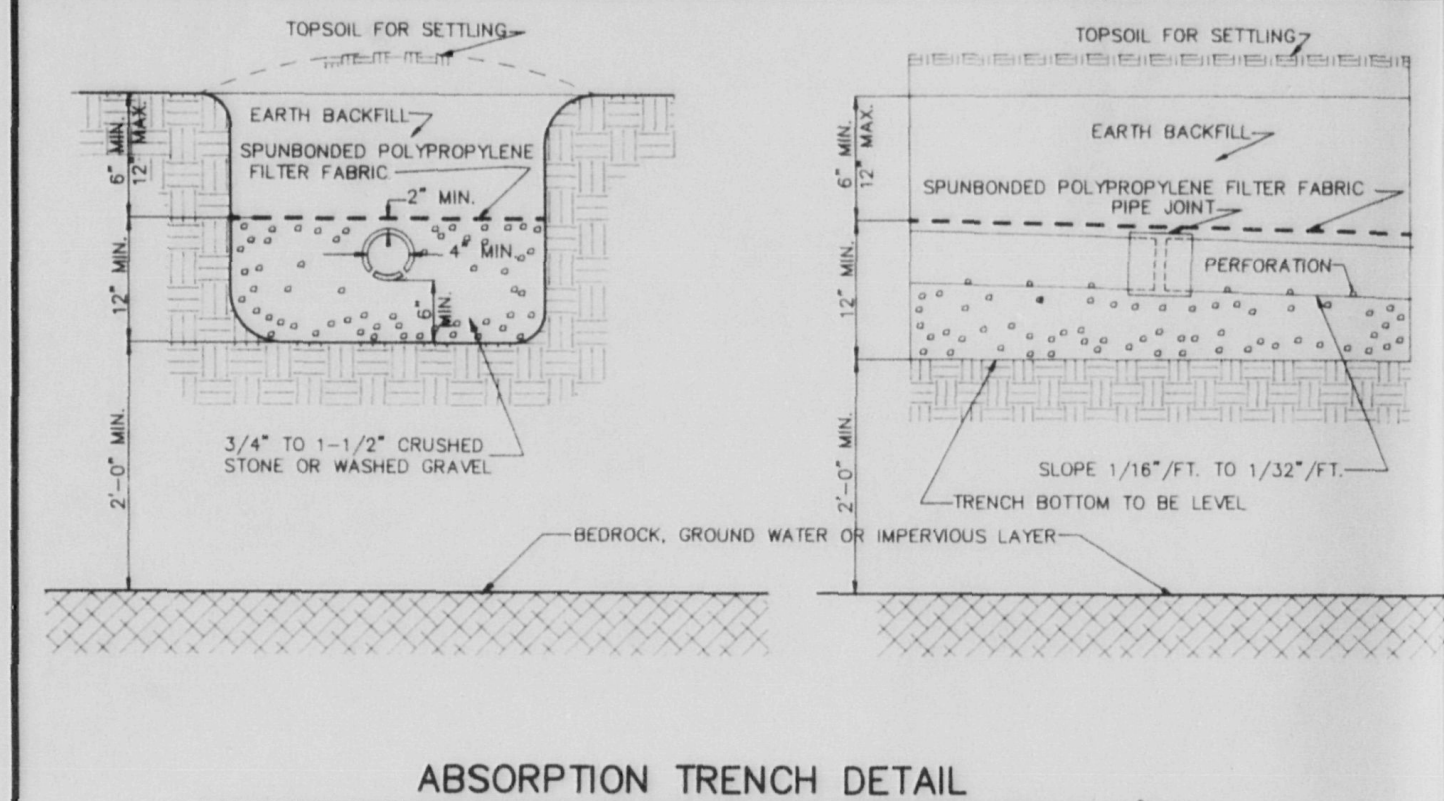
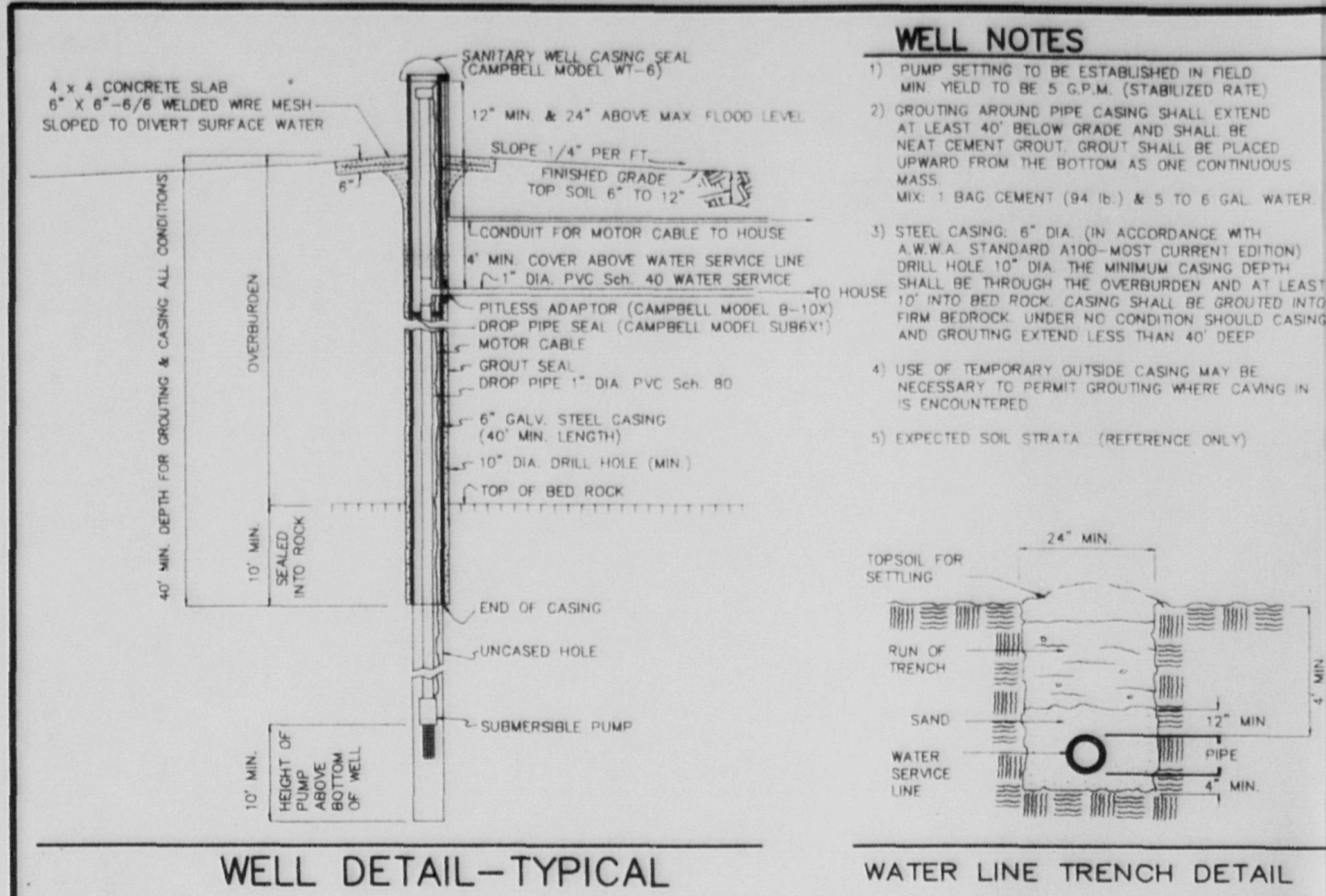
GERALD ZIMMERMAN P.E. LIC. NO. 47391
P.L.S. LIC. NO. 49410

REVISIONS:

SHEET NO. 3 OF 4
SCALE: 1" = 50'
DATE: JULY 20, 1999
JOB NO. 98053
DWG.: SHT3

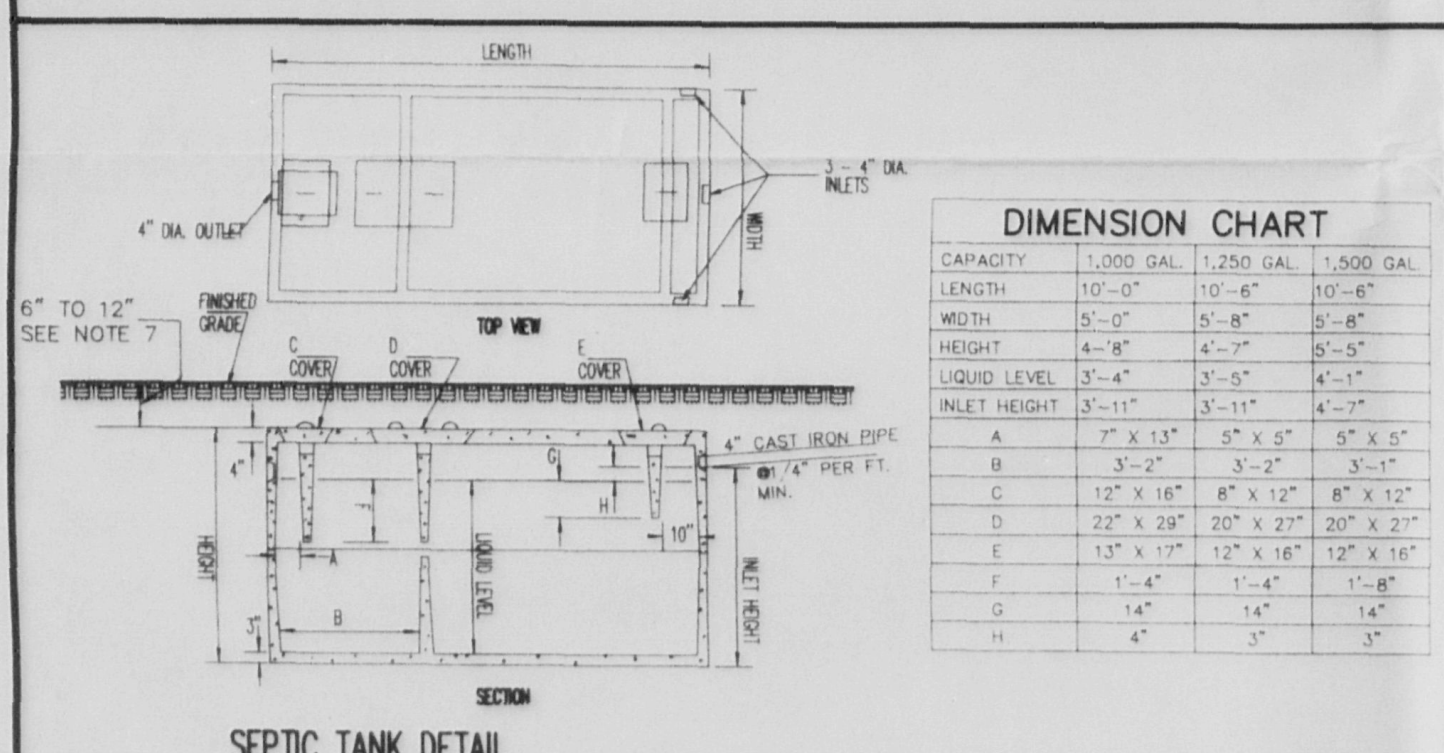
DRAWN BY: J.F.

**SUBDIVISION
FOR
QUALITY HOMES**
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK
ZIMMERMAN ENGINEERING & SURVEYING, P.C.
148 ROUTE 17M
HARRIMAN, NEW YORK 10926 PHONE: (914) 782-7976



ABSORPTION TRENCH NOTES:

- DO NOT INSTALL TRENCHES IN WET SOIL.
- RAKE SIDES AND BOTTOM OF TRENCHES PRIOR TO PLACING GRAVEL.
- THE ENDS OF ALL DISTRIBUTION PIPES ARE TO BE PLUGGED.
- MAXIMUM LENGTH OF LATERALS = 60'.
- NO LATERALS GRINDERED SHALL BE CONNECTED TO THE SEPTIC SYSTEM.
- A MINIMUM 4" THICK LAYER OF LAY OR STRAIN MAY BE USED TO COVER THE STONE, GEOTEXTILE IS PREFERRED.

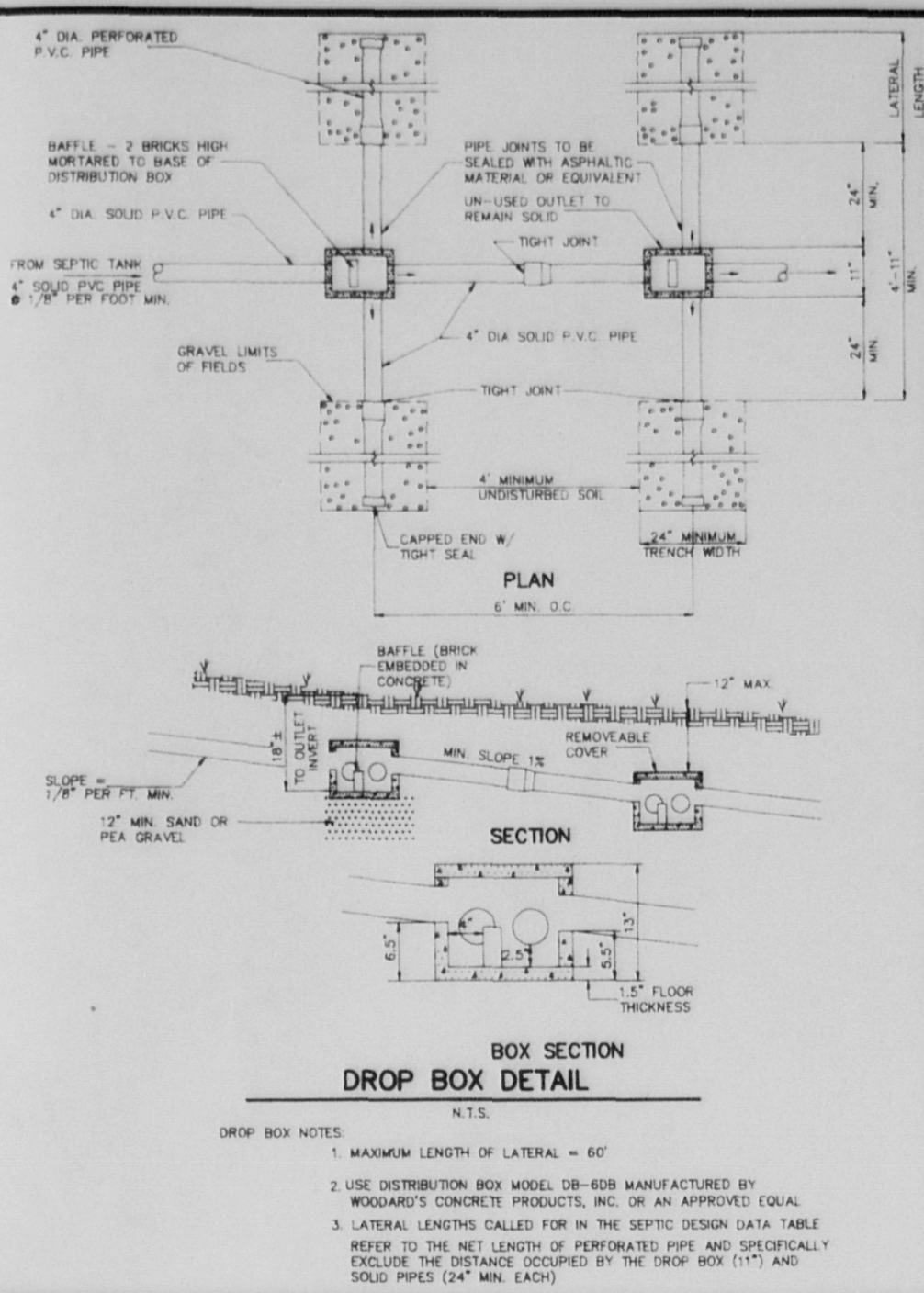


SEPTIC TANK NOTES:

- USE SEPTIC TANKS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. OR APPROVED EQUAL.
- MINIMUM CONCRETE STRENGTH = 4,000 P.S.I. AT 28 DAYS.
- STEEL REINFORCEMENT = 6" X 6" X 10 ga. WELDED WIRE MESH.
- CONSTRUCTION JOINT SEALED WITH BUTYL RUBBER BASED CEMENT.
- PIPE CONNECTION = "POLY-LOC" SEAL.
- BOTTOM OF SEPTIC TANK SHALL REST UPON A LEVEL 3" THICK MIN. BED OF COMPACTED SAND OR PEA GRAVEL.
- TOP OF SEPTIC TANK SHALL BE 12" MAX BELOW FINISHED GRADE.

DIMENSION CHART

CAPACITY	1,000 GAL.	1,250 GAL.	1,500 GAL.
LENGTH	10'-0"	10'-6"	10'-6"
WIDTH	5'-0"	5'-6"	5'-6"
HEIGHT	5'-0"	5'-6"	5'-6"
LIQUID LEVEL	3'-4"	3'-5"	4'-1"
INLET HEIGHT	3'-11"	3'-11"	4'-7"
A	7" X 13"	5" X 5"	5" X 5"
B	3'-2"	3'-2"	3'-2"
C	12" X 16"	8" X 12"	8" X 12"
D	22" X 28"	20" X 27"	20" X 27"
E	13" X 17"	12" X 16"	12" X 16"
F	1'-4"	1'-4"	1'-8"
G	14"	14"	14"
H	4"	5"	3"



DROP BOX NOTES:

- MAXIMUM LENGTH OF LATERAL = 60'.
- USE DISTRIBUTION BOX MODEL DB-608 MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS, INC. OR AN APPROVED EQUAL.
- LATERAL LENGTHS CALLED FOR IN THE SEPTIC DESIGN DATA TABLE REFER TO THE NET LENGTH OF PERFORATED PIPE AND SPECIFICALLY EXCLUDE THE DISTANCE OCCUPIED BY THE DROP BOX (11") AND SOLID PIPES (24" MIN. EACH).

DEEP TEST RESULTS

DEEP HOLE 1A							DEEP HOLE 3A						
DEPTH		SOIL DESCRIPTION					DEPTH		SOIL DESCRIPTION				
FROM	TO	SOIL TEXTURE	STRUCTURE	MOTTLING	COLOR	MOISTURE	FROM	TO	SOIL TEXTURE	STRUCTURE	MOTTLING	COLOR	MOISTURE
0	6"	TOPSOIL	GRANULAR	NONE	DARK BROWN	DRY	0	6"	TOPSOIL	GRANULAR	NONE	DARK BROWN	DRY
6"	5'-0"	SILTY LOAM W/ GRAVEL & COBBLES	GRANULAR	NONE	BROWN	DRY	6"	4'-0"	SILTY LOAM W/ GRAVEL	GRANULAR	NONE	BROWN	DRY
NOTES: NO GROUNDWATER NO MOTTLING ROCK @ 5'-0"							NOTES: NO GROUNDWATER NO MOTTLING ROCK @ 5'-0"						
DEPTH		SOIL DESCRIPTION					DEPTH		SOIL DESCRIPTION				
FROM	TO	SOIL TEXTURE	STRUCTURE	MOTTLING	COLOR	MOISTURE	FROM	TO	SOIL TEXTURE	STRUCTURE	MOTTLING	COLOR	MOISTURE
0	6"	TOPSOIL	GRANULAR	NONE	DARK BROWN	DRY	0	6"	TOPSOIL	GRANULAR	NONE	DARK BROWN	DRY
6"	5'-0"	SILTY LOAM W/ GRAVEL & COBBLES	GRANULAR	NONE	BROWN	DRY	6"	4'-0"	SILTY LOAM W/ GRAVEL	GRANULAR	NONE	BROWN	DRY
NOTES: NO GROUNDWATER NO MOTTLING ROCK @ 5'-0"							NOTES: NO GROUNDWATER NO MOTTLING ROCK @ 5'-0"						
DEPTH		SOIL DESCRIPTION					DEPTH		SOIL DESCRIPTION				
FROM	TO	SOIL TEXTURE	STRUCTURE	MOTTLING	COLOR	MOISTURE	FROM	TO	SOIL TEXTURE	STRUCTURE	MOTTLING	COLOR	MOISTURE
0	6"	TOPSOIL	GRANULAR	NONE	DARK BROWN	DRY	0	6"	TOPSOIL	GRANULAR	NONE	DARK BROWN	DRY
6"	8'-0"	SILTY LOAM W/ GRAVEL & COBBLES	GRANULAR	NONE	BROWN	DRY	6"	7'-0"	SILTY LOAM W/ GRAVEL & COBBLES	GRANULAR	NONE	BROWN	DRY
NOTES: NO GROUNDWATER NO MOTTLING NO BEDROCK							NOTES: NO GROUNDWATER NO MOTTLING NO BEDROCK						
DEPTH		SOIL DESCRIPTION					DEPTH		SOIL DESCRIPTION				
FROM	TO	SOIL TEXTURE	STRUCTURE	MOTTLING	COLOR	MOISTURE	FROM	TO	SOIL TEXTURE	STRUCTURE	MOTTLING	COLOR	MOISTURE
0	6"	TOPSOIL	GRANULAR	NONE	DARK BROWN	DRY	0	6"	TOPSOIL	GRANULAR	NONE	DARK BROWN	DRY
6"	6'-0"	SILTY LOAM W/ GRAVEL & COBBLES	GRANULAR	NONE	BROWN	DRY	6"	4'-0"	SILTY LOAM W/ GRAVEL	GRANULAR	NONE	BROWN	DRY
NOTES: NO GROUNDWATER NO MOTTLING NO BEDROCK							NOTES: NO GROUNDWATER NO MOTTLING NO BEDROCK						
DEPTH		SOIL DESCRIPTION					DEPTH		SOIL DESCRIPTION				
FROM	TO	SOIL TEXTURE	STRUCTURE	MOTTLING	COLOR	MOISTURE	FROM	TO	SOIL TEXTURE	STRUCTURE	MOTTLING	COLOR	MOISTURE
0	6"	TOPSOIL	GRANULAR	NONE	DARK BROWN	DRY	0	6"	TOPSOIL	GRANULAR	NONE	DARK BROWN	DRY
6"	8'-6"	GRAVELLY LOAM W/ CLAY	GRANULAR	NONE	BROWN	DRY	6"	4'-0"	SILTY LOAM W/ GRAVEL	GRANULAR	NONE	BROWN	DRY
NOTES: NO GROUNDWATER NO MOTTLING NO BEDROCK							NOTES: NO GROUNDWATER NO MOTTLING NO BEDROCK						

SEPTIC SYSTEM DESIGN DATA TABLE

LOT NO.	PERCOLATION RATES (MINUTES/INCH)				DESIGN RATE (MIN./IN.)	NUMBER OF BEDROOMS	SEPTIC TANK SIZE (GAL.)	REQUIRED FIELD SIZE (L.F.)	DESIGN PROVIDED # LINES X LENGTH=L.F. CDR=CURTAIN DRAIN REQ'D
	A	B	C	D					
1	12	15			11-15	4	1,250	325	6 LINES @ 55' = 330 L.F.
2	10	7			8-10	4	1,250	290	6 LINES @ 50' = 300 L.F.
3	9	13			11-15	4	1,250	325	6 LINES @ 55' = 330 L.F.
4	10	14			11-15	4	1,250	325	6 LINES @ 55' = 330 L.F.

TOWN APPROVAL BOX

REVISIONS:

GERALD R. ZIMMERMAN P.E. LIC. NO. 47391
P.L.S. LIC. NO. 49410

SHEET NO. 4 OF 4

SCALE: AS NOTED

DATE: JULY 28, 1999

JOB NO.: 99038
DWG: SHT4

DRAWN BY: J.F.

SUBDIVISION FOR QUALITY HOMES

TOWN OF NEW WINDSOR

ORANGE COUNTY NEW YORK

ZIMMERMAN ENGINEERING & SURVEYING, P.C.

148 ROUTE 17M

HARRIMAN, NEW YORK 10926

PHONE: (914) 782-7976

SITE PLAN SUBDIVISION LOT LINE CHANGE
APPROVAL GRANTED BY TOWN OF NEW WINDSOR

OCT - 6 1999

PLANNING BOARD ON
BY: JAMES R. PETER, JR. CHAIRMAN

TOWN APPROVAL